

Bellevue Building Code

**Amendment Insert Pages
to the
2012 Edition
of the
IMC**

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401.4 Intake opening location. Air intake openings shall comply with all of the following:

1. Intake openings shall be located a minimum of 10 feet (3048 mm) from lot lines or buildings on the same lot.
2. Mechanical and gravity outdoor air intake openings shall be located not less than 10 feet (3048 mm) horizontally from any hazardous or noxious contaminant source, such as vents, streets, alleys, parking lots and loading docks, except as specified in Item 3 or Section 501.2.1. Outdoor air intake openings shall be permitted to be located less than 10 feet (3048 mm) horizontally from streets, alleys, parking lots and loading docks provided that the openings are located not less than 25 feet (7620 mm) vertically above such locations. Where openings front on a street or public way, the distance shall be measured from the closest edge of the street or public way.

Exception: For existing buildings, the building official may approve heights less than 25 feet with alternative designs that account for factors such as distance from lane of vehicle travel, prevailing wind, filtering of intake air, or other elements of the design or the site conditions that affect the adjacent exterior air quality.

3. Intake openings shall be located not less than 3 feet (914 mm) below contaminant sources where such sources are located within 10 feet (3048 mm) of the opening.
4. Intake openings on structures in flood hazard areas shall be at or above the elevation required by Section 1612 of the International Building Code for utilities and attendant equipment.

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405.1 General. Mechanical ventilation systems shall be provided with manual or automatic controls that will operate such systems whenever the spaces are occupied. Air-conditioning systems that supply required ventilation air shall be provided with controls designed to automatically maintain the required outdoor air supply rate during occupancy. For additional mechanical system control requirements, refer to the 2012 International Energy Conservation Code Section C403.2.4 HVAC System Controls, as amended by the State of Washington.

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501.3 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawlspace.

EXCEPTIONS:

- 1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
- 2. Commercial cooking recirculating systems.

501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

- 1. For ducts conveying explosive or flammable vapors, fumes or dusts: 30 feet (9144 mm) from the property line; 10 feet (3048 mm) from operable openings into the building; 6 feet (1829 mm) from exterior walls and roofs; 30 feet (9144 mm) from combustible walls and operable openings into the building which are in the direction of the exhaust discharge; 10 feet (3048 mm) above adjoining grade.
- 2. For other product-conveying outlets: 10 feet (3048 mm) from property lines; 3 feet (914 mm) from exterior walls and roofs; 10 feet (3048 mm) from operable openings into the building; 10 feet (3048 mm) above adjoining grade.
- 3. For environmental air exhaust other than enclosed parking garage and transformer vault exhaust: 3 feet (914 mm) from property lines, 3 feet (914 mm) from operable openings into buildings for all occupancies other than Group U, and 10 feet (3048 mm) from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.

EXCEPTIONS:

- 1. The separation between an air intake and exhaust outlet on a single listed package HVAC unit.
- 2. Exhaust from environmental air systems other than garages may be discharged into an open parking garage.
- 3. Except for Group I occupancies, where ventilation system design circumstances

require building HVAC air to be relieved, such as during economizer operation, such air may be relieved into an open or enclosed parking garage within the same building.

4. Exhaust outlets serving structures in flood hazard areas shall be installed at or above the elevation required by Section 1612 of the International Building Code, as amended by the State of Washington, for utilities and attendant equipment.

5. For enclosed parking garage exhaust system outlets and transformer vault exhaust system outlets: 10 feet (3048 mm) from property lines which separate one lot from another; 10 feet (3048 mm) from operable openings into buildings; 10 feet (3048 mm) above adjoining sidewalk.

EXCEPTION: Parking garage and transformer vault exhaust outlets may terminate less than 10' above grade at the discretion of the building official.

6. For elevator machinery rooms in enclosed or open parking garages, exhaust outlets may discharge air directly into the parking garage.

7. For specific systems see the following sections:

- 7.1 Clothes dryer exhaust, Section 504.4.
- 7.2 Kitchen hoods and other kitchen exhaust equipment, Sections 506.3.13, 506.4 and 506.5.
- 7.3 Dust stock and refuse conveying systems, Section 511.2.
- 7.4 Subslab soil exhaust systems, Section 512.4.
- 7.5 Smoke control systems, Section 513.10.3.
- 7.6 Refrigerant discharge, Section 1105.7.
- 7.7 Machinery room discharge, Section 1105.6.1.

501.3.1.1 Exhaust discharge. Exhaust air shall not be directed onto walkways.

EXCEPTION: For existing buildings, the building official may approve an alternative design for commercial kitchen exhaust discharge that accounts for factors such as height above walkway, horizontal distance from walkway, filtering of exhaust air, or other elements of the design or the site conditions that affect the exhaust air quality and the walkway environment.

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504.4 Exhaust installation. Dryer exhaust ducts for clothes dryers shall terminate on the outside of the building and shall be equipped with a backdraft damper. Dryer exhaust ducts may terminate at approved exterior louvers with not less than 1" openings in any direction. Screens shall not be installed at the duct termination. Ducts shall not be connected or installed with sheet metal screws or other fasteners that will obstruct the exhaust flow. Clothes dryer exhaust ducts shall not be connected to a vent connector, vent or chimney. Clothes dryer exhaust ducts shall not extend into or through ducts or plenums.

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513.10.3 Equipment, inlets and outlets. Equipment shall be located so as to not exposed uninvolved portions of the building to an additional fire hazard. Outdoor air inlets shall be located so as to minimize the potential for introducing smoke or flame into the building. Exhaust outlets shall be so located as to minimize reintroduction of smoke into the building and to limit exposure of the building or adjacent buildings to an additional fire hazard. In addition, supply air shall be taken directly from an outside, uncontaminated source located a minimum distance of 20 feet from any air exhaust system or outlet.